



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
AUGUST 27, 2019
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance <u>2/2019 through 1/2020</u>	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	A	4	3
Mark Booth, Vice Chair	p	6	1
Julie Lurie	A	6	1
Peter Cooper	A	3	4
Chris Evert	p	7	0
William Marx	A	5	2
Justin Beachum	A	4	3

<u>Alternates</u>			
Michael Madfis	p	5	2
Lakhi Mohnani	p	5	2
Terry Nolen	p	6	1

Staff Present

Bruce Jolly, Board Attorney
Yvette Ketor, Administrative Assistant
Tasha Williams, Administrative Assistant
Francyne Webber, Administrative Assistant
Mario Carrasquel, Building Inspector
Robert Masula, Building Inspector
Kelvin Arnold, Building Inspector
Rhonda Hasan, Assistant City Attorney
Lisa Tayar, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18011787: Monica McWilliams, attorney

CE19070753: Raphael Reme, tenant; Diana Magid, owner

CE19041885: Olson Parker, previous tenant

CE19050963: Desiree Blanco-Lindsay, property manager; Joshua Kohn, tenant; Abel Lucas, contractor

CE17101744; CE17101770: Courtney Crush, attorney

CE18110574: Karen Derlly, owner

CE19041348: Esmeralda **Nikaj**, owner

CE19041187: Matthew Midgett, representative; Jeremiah Kaplan, contractor

CE16121959: Charles Mineo, owner

CE19020171: Gary Rosman, previous owner

CE19050506: Eric Rasmussen, contractor; Capri Trigo, attorney

CE19040720: Gerald Jordan, general contractor

CE19030191: Fredrick Zorovich, property manager

CE18061230: Nicole Hernandez, owner; Keith Hernandez, owner

The meeting was called to order at 9:02 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE17101744

3000 TERRAMAR ST

NORTH BEACH HOTEL LLC

This case was first heard on 8/28/18 to comply by 9/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 8/28/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, recommended a 28-day extension.

Courtney Crush, attorney, requested 28 days.

Motion made by Ms. Evert, seconded by Mr. Mohnani to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE17101770

550 N BIRCH RD

NORTH BEACH HOTEL LLC

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,125 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the electrical permit was active but the master permit had not been issued yet. He stated he would not oppose an extension.

Courtney Crush, attorney, requested a 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Mohnani to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19041187

1207 CORDOVA RD

VELOCITY 3 LLC

This case was first heard on 6/25/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported that the mechanical permit application had been incomplete and failed review. There was no other permit activity to address the kitchen and bathroom remodeling and electrical work. He did not recommend an extension.

Matthew Midgett, representative, said they had needed to fire the first general contractor and hire a new one.

Jeremiah Kaplan, contractor, stated the engineer was working on the test and balancing and Mr. Kaplan was preparing the permit package, which he hoped to submit within two weeks.

Mr. Midgett requested 28 days.

Motion made by Mr. Mohnani, seconded by Mr. Nolen to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19020171

1731 NE 3 AVE

CAMPOS, ROLANDO

Service was via posting at the property on 8/8/19 and at City Hall on 8/15/19.

Robert Masula, Building Inspector, testified to the following violation(s):

FBC(2017) 105.1

THIS PROPERTY HAS BEEN EXTENSIVELY ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:

1. THE KITCHENS AND BATHROOMS HAVE BEEN COMPLETELY RENOVATED INCLUDING ALTERATIONS OF INTERIOR WALLS AND REMOVING AND REPLACING DRYWALL AND TILE BACKING BOARDS.
2. THE PLUMBING FOR THIS PROPERTY HAS BEEN ALTERED.
3. THE ELECTRICAL FOR THIS PROPERTY HAS BEEN ALTERED.
4. THE MECHANICAL SYSTEM FOR THIS PROPERTY HAS BEEN ALTERED.

WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2017) 110.1

THIS PROPERTY WILL REQUIRE A FOLLOW UP SITE VISIT AND COMPLETE INSPECTION OF THE PROPERTY TO DETERMINE EXACTLY WHAT WORK HAS OR HAS NOT BEEN PERFORMED. PLEASE CONTACT ME TO SCHEDULE AN INSPECTION AS SOON AS POSSIBLE.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Gary Rosman, the previous owner, said he had done the work when he owned the property and he was under contract to address these issues.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/24/19, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE16121959

1524 SW 18 TER
MINEO, JANET
MINEO, CHARLES

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 8/28/19 and would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the owner had been present earlier and agreed to an extension. Inspector Carrasquel recommended 91-days.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19041885

225 SW 32 ST
CAROLE J LITTLEFIELD TR
LITTLEFIELD, CAROLE J TRUSTEE

This case was first heard on 6/25/19 to comply by 8/27/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there was no permit activity to address the shade structure.

Olson Parker, previous tenant, said the tent belonged to him but he was being prevented from removing it from the property by the current tenant. They were in litigation over this issue. Mr. Parker said the owner had "recused herself" from the disagreement and was leaving it to the two tenants to resolve.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19030191

5440 NW 33 AVE# 113
MERIDIAN REALTY PROPERTY
WAREHOUSES RLLP

Service was via posting at the property on 8/8/19 and at City Hall on 8/15/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

- THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:
1. INTERIOR ALTERATIONS OF WALLS AND FLOOR PLAN INCLUDING FRAMING AND DRYWALL.
 2. ELECTRICAL WORK FOR NEW WALLS AND 220V INSTALLED FOR WASHER AND DRYER.
 3. CHANGE OF USE BASED ON USE AND OCCUPANCY.
- THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Fredrick Zorovich, property manager, agreed. He believed he could have the plans ready to submit for a permit within 28 days. Inspector Masula suggested 91 days.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE19070753

211 SW 2 ST#W
RIVERWALK CENTRE LTD

Certified Mail to the owner was accepted on 8/10/19.

Robert Masula, Building Inspector, testified to the following violation(s):

FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:

1. AN INTERIOR WALL, POSSIBLY A LOAD BEARING WALL HAS BEEN REMOVED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 116.1.1

UNSAFE BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, OR HEREAFTER SHALL BECOME UNSAFE, UNSANITARY OR DEFICIENT IN ADEQUATE FACILITIES FOR MEANS OF EGRESS, OR WHICH CONSTITUTE A FIRE OR WINDSTORM HAZARD, OR ILLEGAL OR IMPROPER USE, OCCUPANCY OR MAINTENANCE, OR WHICH DO NOT COMPLY WITH THE PROVISIONS OF THE APPLICABLE MINIMUM HOUSING CODE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, ACTS OF GOD, FIRE, EXPLOSION OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODES.

FBC(2017) 116.1.2

INCOMPLETE BUILDINGS OR STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED, OR COMPLETED BUILDINGS OR STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH EXPIRED PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE.

THE FOLLOWING PERMITS HAD WORK AND INSPECTION PERFORMED AND WERE NOT PROPERLY CLOSED OUT BY WAY OF A FINAL INSPECTION AND WERE INADVERTENTLY VOIDED OUT:

03040384 BALTC SM FRAMING FAILED 03-25-05
03080334 EFIREALARM ROUGH PASSED 01-09-04
03081256 PPLUMBCOMM ROUGH PASSED 03-16-05
03081289 ECOMMREM ROUGH PASSED 12-24-03
03081434 PFIRESPRIK ROUGH PASSED 08-21-03
06092594 PPLUMBCOMM TOP OUT PASSED 10-27-06

FBC(2017) 116.2.1.1.2

A BUILDING SHALL BE DEEMED A FIRE HAZARD AND/OR UNSAFE WHEN: THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS OR OTHER COMBUSTIBLE MATERIAL THEREIN.

FBC(2017) 116.2.1.1.3

A BUILDING SHALL BE DEEMED A FIRE HAZARD AND/OR UNSAFE WHEN: THE BUILDING CONDITION CREATES HAZARDS WITH RESPECT TO MEANS OF EGRESS AND FIRE PROTECTION AS PROVIDED HEREIN FOR THE PARTICULAR OCCUPANCY.

FBC(2017) 116.2.1.2.5

A BUILDING SHALL BE DEEMED UNSAFE WHEN: THE ELECTRICAL OR MECHANICAL INSTALLATIONS OR SYSTEMS CREATE A HAZARDOUS CONDITION IN VIOLATION OF THIS CODE.

FBC(2017) 116.2.1.3.1

A BUILDING, OR PART THEREOF, SHALL BE PRESUMED TO BE UNSAFE IF: THE CONSTRUCTION, INSTALLATION OF ELECTRICAL, PLUMBING OR OTHER EQUIPMENT THEREIN OR THEREON, OR THE PARTIAL CONSTRUCTION OR INSTALLATION OF EQUIPMENT HAS BEEN COMMENCED OR COMPLETED WITHOUT A PERMIT THEREFORE HAVING BEEN OBTAINED OR THE PERMIT THEREFORE EXPIRED PRIOR TO COMPLETION AND A CERTIFICATE OF OCCUPANCY ISSUED.

FBC(2017) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Raphael Reme, tenant, said they had been in business at this location for nine years. He had recently had a fire inspection, which required a certificate of occupancy, which the City could not locate. He now needed to create a life safety plan and said he had already addressed the electrical issues. Mr. Reme stated the occupancy was 270.

Inspector Masula said this building was over 90 years old and there had been a club in that space for over 40 years. A previous club had pulled permits and done work in 2003 and Inspector Masula was unsure how the permits had been voided out. He believed Mr. Reme had obtained a valid business tax receipt for the company. The City's "Night Team" comprising a fire inspector, a police officer and sometimes a code officer, had visited the property and found the occupancy not evident. Inspector Masula had subsequently visited the property with a police officer and a fire inspector and stated,

"The suggestion was actually made that we should have been posting it as an unsafe structure and shutting the business down immediately because it merited that kind of action."

Ms. Hasan suggested allowing 91 days with a notice for the respondent to attend the 11/26 meeting.

Inspector Masula said there was a code enforcement case regarding this property that would be heard by the Special Magistrate on September 5.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/26/19, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE18061230

6701 NW 21 TER

HERNANDEZ, KEITH & NICOLE

This case was first heard on 1/22/19 to comply by 3/26/19, amended to 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the permit application for the fence was in plan review and recommended a 91-day extension.

Keith Hernandez, owner, agreed.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19041348

1027 NE 13 AV

NIKAJ, ESMERALDA & NESTI

This case was first heard on 6/25/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner and her design professional had visited the Building Department to determine the requirements for compliance. He recommended a 91-day extension.

Esmeralda Nikaj, owner, said they would revise the plans.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19040720

3109 NE 26 ST
MILNE, JAMES R

Service was via posting at the property on 8/8/19 and at City Hall on 8/15/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO ALTERATIONS MADE SUCH AS
BUILDING A NEW FENCE WITHOUT THE REQUIRED PERMITS
AN/OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Gerald Jordan, general contractor, said they were working on it.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE19050963

450 W MCNAB RD #7
LUCKY CYPRESS LLC

This case was first heard on 7/23/19 to comply by 8/2/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,200.

Robert Masula, Building Inspector, reported they intended to demolish the second floor and had applied for an electrical demolition permit. He encouraged a short extension.

Desiree Blanco-Lindsay, property manager, said it would take more than 28 days.

Abel Lucas, contractor, requested 90 days to do all of the work.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18011787
59 HENDRICKS ISLE
59 HENDRICKS LLC

This case was first heard on 4/24/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had pulled the permit for and demolished the exterior GFI outlet and clock. The work had passed final inspection on 8/19/19 so the case was in compliance.

Monica McWilliams, attorney, thanked the Board.

Case: CE19011949
3427 SW 12 CT
SNI PROPERTIES LLC

Service was via posting at the property on 8/9/19 and at City Hall on 8/15/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. CARPORT ENCLOSURE WITHOUT A PERMIT.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE19032238

215 SW 21 TER
TREPPUR LLC

Service was via posting at the property on 8/9/19 and at City Hall on 8/15/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:
INTERIOR OFFICE BUILT: FRAMING, DRYWALL,
ELECTRICAL WIRING. SECOND STORY WALL FRAMING
WITHOUT INTERIOR DRYWALL.

Inspector Arnold presented the case file into evidence and recommended ordering
compliance within 28 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the
violations existed as alleged and to order the property owner to come into compliance
within 28 days, by 9/24/19, or a fine of \$100 per day would begin to accrue and to
record the order. In a voice vote, motion passed unanimously.

Case: CE17080931

480 NW 17 PL
NELFORT, MARIE R

Certified Mail to the owner was accepted on 8/10/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. REAR ADDITION ADDED WITHOUT A PERMIT.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/26/19, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE19041676

828 NW 14 WY

HURRICANE METAL ROOFING & REMODELING

Service was via posting at the property on 8/9/19 and at City Hall on 8/15/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODELING.
2. REBUILT/MODIFIED THE STRUCTURE PORCH ROOF
DECK.
3. STRUCTURAL REPAIRS ON THE ROOF RAFTERS OF
DWELLING.
4. ALTERATIONS OF INTERIOR WALLS.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE19040104

1611 NE 56 ST

BECHO, ANGELA

Service was via posting at the property on 8/7/19 and at City Hall on 8/15/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(207) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION

WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. INSTALLED ASPHALT PAVEMENT AT THE FRONT OF THE STRUCTURE.

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/24/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE19060822

300 SW 12 ST

REILLY RYAN INVESTMENT GROUP LLC

Certified Mail to the owner was accepted on 8/10/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:

1. EXTENSIVE INTERIOR AND EXTERIOR DEMOLITION WITHOUT THE REQUIRED PERMITS.
2. NEW FORMWORK, STEEL RE-BAR AND CONCRETE BLOCK INSTALLED.

THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula presented the case file into evidence and pointed out that after pulling a repair permit, the owner had demolished the entire building and he did not believe that the proper process for asbestos and lead detection/removal had been done prior to the demolition. He recommended ordering compliance within 10 days or a fine of \$100 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 10 days or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE15050755

1200 NW9 ST
ASSIS HOMES LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit was open and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18011892

12 HARBORAGE ISLE DR
MOGHADDAM, ALIREZA AMIN
AMINI, MEHRZ

This case was first heard on 4/24/18 to comply by 7/24/18, amended to 8/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had still not picked up the approved permits and he did not recommend an extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE16051422

1249 SEABREEZE BLVD
MITTONE, HUGO F
MITTONE, PATRICIAN

This case was first heard on 10/25/16 to comply by 2/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permits were still active and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18051613

1101 NW 54 ST
1163 HOLDINGS LLC

This case was first heard on 9/25/18 to comply by 10/23/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit was ready for pickup and recommended a 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18111242

1426 NE 60 ST
PALAU INC

This case was first heard on 5/28/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit application had failed review because the owner must hire a general contractor. He recommended a 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19012165

1040 BAYVIEW DR# 120
SUNRISE & BAYVIEW PARTNERS LLC

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported corrections had been resubmitted the previous day and recommended a 91-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19020717

3010 SW 17 ST
MATEOINVESTMENTLLC

This case was first heard on 7/23/19 to comply by 8/27/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permit applications were all in plan review. He recommended a 91-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19021611

4812 NE 23 AVE# 8
COLLIS, GRAHAM
MALDONADO, BIANCA

This case was first heard on 7/23/19 to comply by 8/27/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported permits were ready to be issued and recommended 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19040236

3304 NE 15 CT
NUNEZ, ERICK

This case was first heard on 6/25/19 to comply by 8/27/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued but the sub permits had not. He recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE19040882

1400 NE 16 CT
MOR MOTORS LLC % MICHAEL GRIECO JR

This case was first heard on 7/23/19 to comply by 8/27/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and plumbing application had been awaiting corrections since August 7.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18091868

2665 SW6 CT
JULES, BETTIE

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had failed review, been picked up for corrections on July 30 and never resubmitted. The owner had informed Inspector Masula that he would be out of the county for 30 days as of August 19. He recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE16030934

3334 NE 32 ST
BOEMERMANN, RICHARD J

This case was first heard on 3/28/17 to comply by 5/23/17. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$13,200.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18010668

835 NE 16 ST
SUNSET TRUST

This case was first heard on 4/24/18 to comply by 8/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700.

Kelvin Arnold, Building Inspector, reported he had met with the contractor and corrections were needed. He recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18041864

2889 SW 16 ST
RS ROCHA LLC

This case was first heard on 10/23/18 to comply by 11/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18060407

1422 NW2 ST
LEO F WEBER REAL ESTATE
INVESTMENT LLC

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18062006

3301 NE 15 ST

GRIMME' INVESTMENTS LLC

This case was first heard on 5/28/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported only one violation remained, the inspection requirement, and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18080550

311 FLORIDA AVE

TAPIA, MARIAM

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,700.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18102205

430 FLORIDA AVE

DREAM HOMES LEASING LLC

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and he did not recommend an extension.

Motion made by Mr. Mohnani, seconded by Ms. Evert to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed 3-2 with Mr. Booth and Mr. Madfis opposed.

Case: CE19010207

729 SW4 CT
AWH&T INVESTMENT LLC

This case was first heard on 5/28/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and he did not support an extension.

Motion made by Mr. Mohnani, seconded by Ms. Evert to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed 4-1 with Mr. Booth opposed.

Case: CE19012272

1071 TENNESSEE AVE
WHITSETT, WILLIAM ROBERT

This case was first heard on 5/28/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and he did not support an extension.

Motion made by Mr. Mohnani, seconded by Ms. Evert to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed 4-1 with Mr. Booth opposed.

Case: CE16111504

2865 NE 35 CT
CASH, THOMAS V & HILLARY A

This case was first heard on 3/27/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 8/28/19 and would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the owner had been granted an extension at the last hearing to apply for a variance and she was supposed to report back to the Board at this meeting regarding her progress.

Motion made by Mr. Booth, seconded by Mr. Mohnani to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18100545

401 S FTL BEACH BLVD
BEACH BOYS PLAZA INC
%HAMUY

This case was first heard on 3/26/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 8/28/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18021657

3320 NW65 ST
CHAPMAN, TRAVIS
VANCE, KENNETH

This case was first heard on 6/26/18 to comply by 8/28/18, amended to 9/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 8/28/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE16121142

3001 SE 6 AVE
ROSSEL GROUP LLC

This case was first heard on 5/23/17 to comply by 7/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$31,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 28-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE18100759

2426 SE 17 ST

VILLAGE AT HARBOR BEACH CONDO ASSN

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the electrical and plumbing permit applications were pending corrections. He did not support an extension.

Motion made by Mr. Booth, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$3,400 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed.

Complied and Withdrawn Cases

Motion made by Mr. Booth, seconded by Mr. Nolen to enter the Complied and Withdrawn cases listed on page 30 into the record. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Booth, seconded by Mr. Nolen, to approve the minutes of the Board's June 2019 meeting. In a voice vote, motion passed unanimously.

Board Discussion

Staff requested the Board cancel their October meeting.

Motion made by Mr. Booth, seconded by Mr. Nolen, to cancel the Board's October meeting. In a voice vote, motion passed unanimously.

Communication to the City Commission

None

Cases Complied


The below listed cases were complied since::=====
information regarding respondents, violations ..
incorporated into this record.
CE18072194

Cases Withdrawn

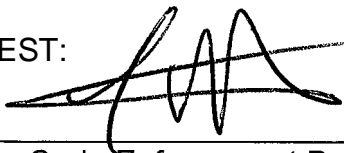
The below listed cases were withdrawn sinc<E=====
information regarding respondents, violations.
incorporated into this record.
CE18110574 CE19070224

There being no further business to come
10:30 a.m.

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ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meE=
reference.

Any written public comments made 48 hour +=====
discussed during the proceedings have been at1•==:::;;5::;=